

Peaks Ice Arena Provo, Utah

A case study in Olympic Venue success



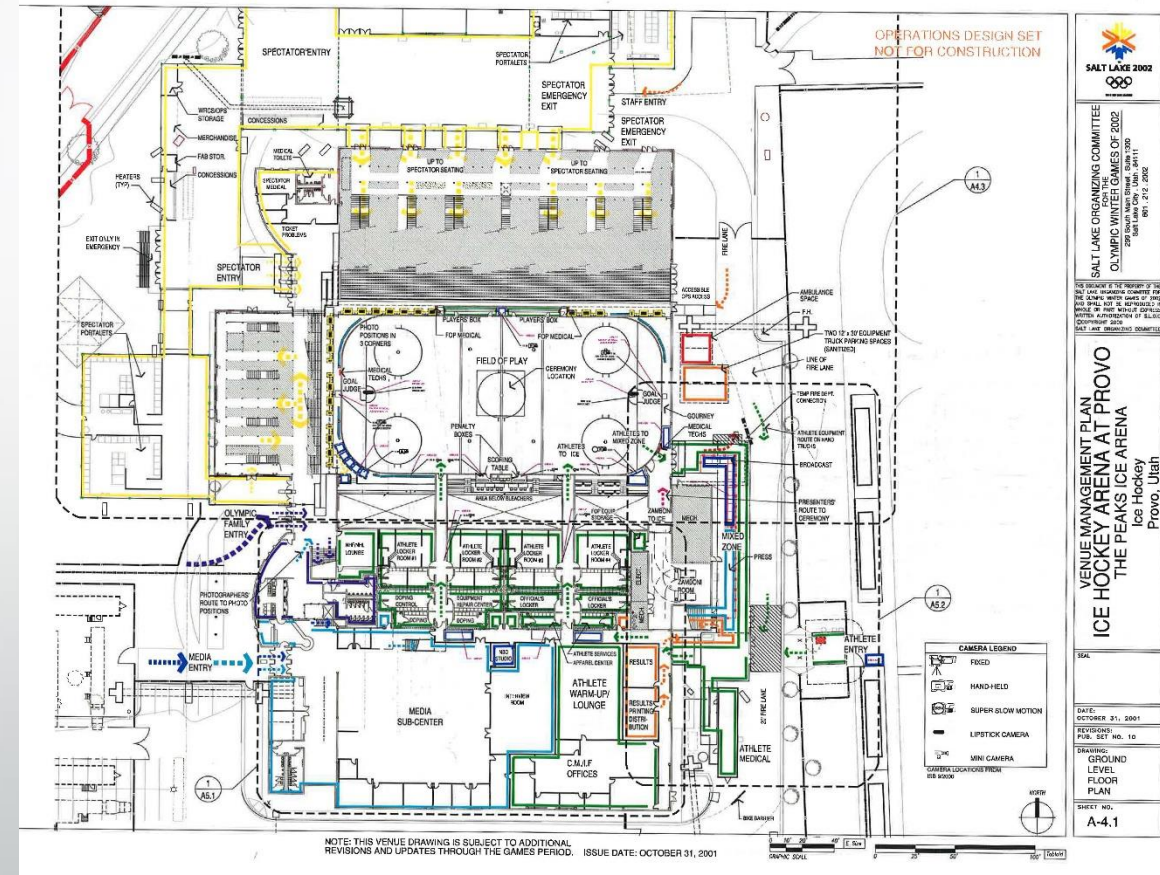
Unique Background and Operation

- Built in 1998 for 2002 Olympic effort
- Provo City/Utah County owned
- Only Ice Arena in Utah County
- Not a participant in Olympic Foundation support-independent
- Dual government operation until 2018-Provo City now sole operator
- Building systems replacement ongoing
- High use through program diversity
 - Celebrated example for transition from Olympic venue to a vibrant day to day atmosphere



Capital Project Needs

- Dual focus-needs of today and requirements of future
- Expanded area for turf field and future special event seating
- Upgraded/right sized locker rooms for current hockey teams and future Olympians
- Reward success and operational independence with support on major building needs
- Request of \$4.2 million

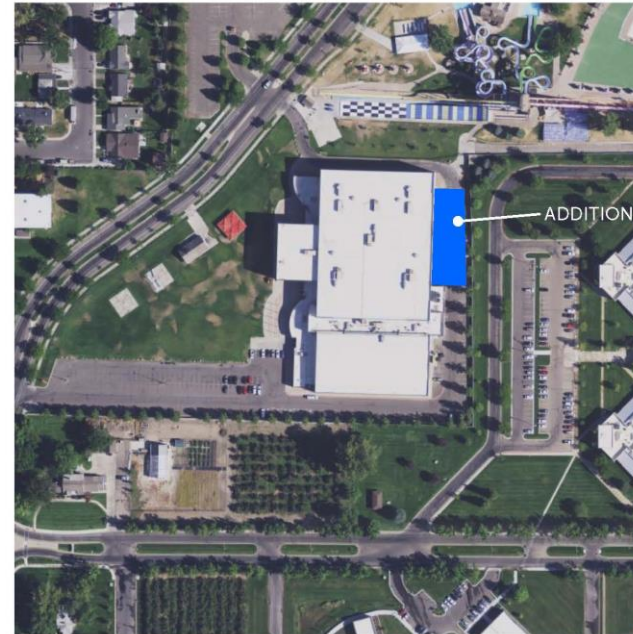


Expanded Program Area and Seating

		% of Total	Cost Per SF	Cost
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire		\$0.76	\$9,146.79
	Fire alarm command center, addressable with voice, exd. wire & conduit		\$0.95	\$11,446.48
D5090	Other Electrical Systems		\$0.20	\$2,398.03
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 7.5 kW		\$0.20	\$2,398.03
E Equipment & Furnish		0.0%	\$0.00	\$0.00
E1090	Other Equipment		\$0.00	\$0.00
F Special Construction		18.2%	\$27.71	\$332,499.20
F1040	Special Facilities		\$27.71	\$332,499.20
	Sports turf system at approximately 60' x 180' with multi court/field striping. Includes moveable dasher boards and three court divider curtains		\$21.69	\$260,278.40
	Field accessories, goals, nets, timing clocks, striping for sprint areas.		\$6.02	\$72,220.80
G Building Sitework		0.0%	\$0.00	\$0.00
Sub Total		100%	\$152.16	\$1,825,891.88
Contractor's Overhead & Profit		25.0 %	\$38.04	\$456,472.97
Architectural Fees		7.0 %	\$13.31	\$159,765.54
User Fees		0.0 %	\$0.00	\$0.00
Total Building Cost			\$203.51	\$2,442,130.39

RSMeans data
from GORDIAN

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PEAKS ICE ARENA

PROVO, UTAH
January 30, 2019

Data

Proposed Addition Building Area:
12,000 square feet

Proposed Year Round Use:
Indoor Sports Fields
+ Approximately 60 feet by 180 feet
+ Includes Sports Turf
+ Includes Accessory Athletic Equipment
+ Multi-Field for Skills and Drills
+ Field Sports Training
+ Additional Restrooms

Existing Seating Capacity:
1,800

2002 Seating Capacity:
8,400 with Temporary Seating

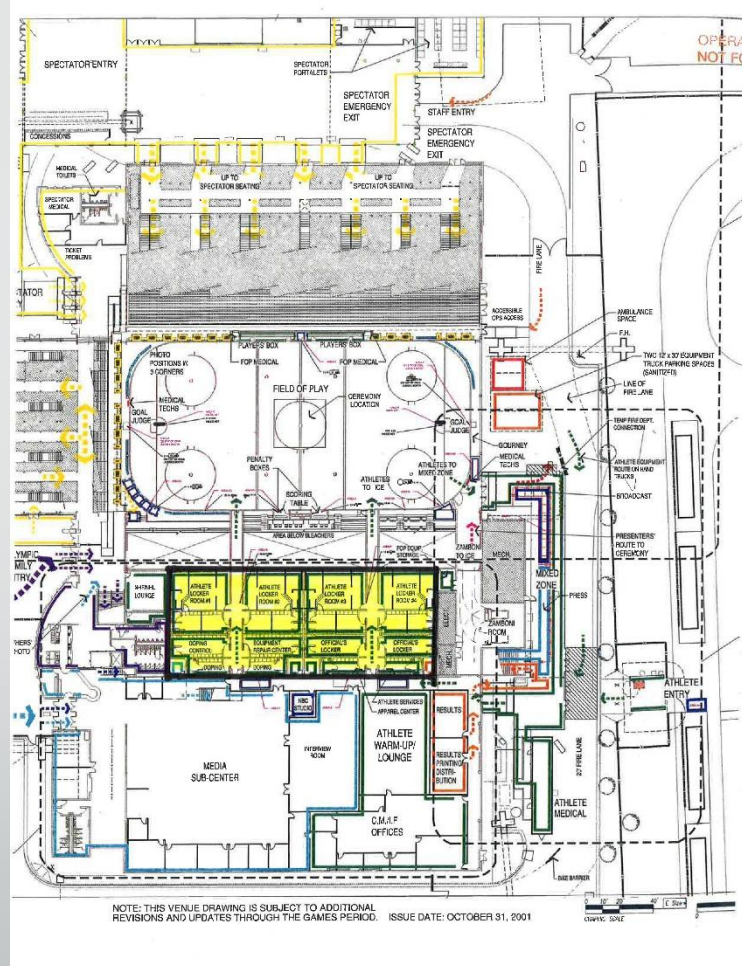
Proposed Addition Temporary Seating:
1,200

Future Olympic Winter Games Capacity:
9,600

Proposed Cost:
\$2,450,000



Locker Room Modernization



Peaks Ice Arena

(9,000 square feet of remodel area)

SUMMARY OF PROBABLE COSTS

Peaks Ice Arena - Locker Room Improvements

Provo, UT



2/5/2019

SOFT COSTS

Land Acquisition	\$0.00
Architectural & Engineering Services	\$98,726.58
Geotechnical Investigation (Allowance)	\$0.00
Fixtures, Furnishings and Equipment (FF&E)	\$25,000.00 3
Testing, Permits, Surveys, Etc. (Allowance)	\$20,000.00 3
Project Contingency (10%)	\$14,372.66

Total Estimate Soft Costs \$158,099.24

HARD COSTS

	Line Item Cost	Cost/SF
Division 1 General Requirements	\$234,000.00	\$26.00
Division 2 Existing Conditions	\$86,400.00	\$9.60
Division 3 Concrete	\$52,200.00	\$5.80
Division 4 Masonry	\$56,700.00	\$6.30
Division 5 Steel	\$9,000.00	\$1.00 3
Division 6 Woods & Plastics	\$36,900.00	\$4.10
Division 7 Thermal & Moisture Protection	\$0.00	\$0.00
Division 8 Doors & Windows	\$25,020.00	\$2.78
Division 9 Finishes	\$396,000.00	\$44.00
Division 10 Specialties	\$64,800.00	\$7.20
Division 11 Equipment	\$56,700.00	\$6.30
Division 12 Furnishings	\$9,900.00	\$1.10
Division 13 Special Construction	\$27,000.00	\$3.00
Division 14 Elevators	\$0.00	\$0.00
Division 21 Fire Sprinklers	\$20,700.00	\$2.30
Division 22 Plumbing	\$202,500.00	\$22.50
Division 23 Heating Ventilation Air Conditioning	\$70,200.00	\$7.80
Division 26 Electrical	\$82,800.00	\$9.20
Division 31 Sitework	\$0.00	\$0.00
Division 32 Landscaping	\$0.00	\$0.00

Construction Contingency 15% \$214,623.00 \$1.65

Total Estimate Construction Costs \$1,645,443.00 \$160.63

Total Estimated Project Cost \$1,803,542.24

Notes:

1. Costs are in 2019 dollars and do not reflect any escalation for inflation.
2. No major structural improvements of the roof and walls is included.
3. Allowance.